



20 Ropewalk,
Alcester, B49 5DD
£425,000

An excellent opportunity to purchase a three-bedroom link-detached family home located within a quiet cul-de-sac of Ropewalk, a stone's throw away from the popular Alcester High Street. The accommodation is arranged over two floors and briefly comprises of; spacious entrance hall, living room, dining room, kitchen, downstairs WC, utility and single garage. To the first floor are three good sized double bedrooms, re-fitted family shower room and separate WC. No upward chain.

Entrance Hall

6'0" x 14'6" (max) (1.85m x 4.43m (max))
Having a UPVC double glazed front door with a double-glazed window to the side, single panel radiator, wood effect laminate flooring, staircase rising to the first floor and three doors leading to the ground floor rooms.

Living Room

12'8" x 12'9" (3.87m x 3.9m)
Having a UPVC double glazed bow window with double panel radiator below, stone fireplace with gas inset fire and an archway leading to;

Dining Room

10'9" x 11'7" (max) (3.3m x 3.54m (max))
Having UPVC double glazed sliding patio doors leading to the rear garden, single panel radiator and doorway leading to;

Kitchen

8'10" x 9'9" (2.71m x 2.98m)
Having a range of wall/base units with laminate worktop over, composite sink with mixer tap over. Space for a free-standing cooker, metal casement double glazed window overlooking the garden and a doorway leading to;

Utility Room

9'11" x 8'7" (3.03m x 2.64m)
Having a base unit with composite sink and mixer tap over, space and plumbing for a washer/dryer, door leading to the single garage and UPVC double glazed door leading to;

Conservatory

9'7" x 7'9" (2.93m x 2.37m)
A UPVC double glazed conservatory having sliding doors leading to the rear garden. Ceramic tiled floor with an insulated ceiling with LED downlights.

First Floor

Bedroom One

9'11" x 12'11" (3.04m x 3.95m)
Having a UPVC double glazed window to the front elevation with single panel radiator below and a large three bay fitted wardrobe.

Bedroom Two

9'10" x 11'8" (3.02m x 3.57m)
Having a UPVC double glazed window to the rear elevation with single panel radiator below and a sink basin with hot and cold taps over.

Bedroom Three

8'10" x 9'10" (2.71m x 3m)
A generously sized double third bedroom having a UPVC double glazed window to the front elevation with a single panel radiator below.

Shower Room

8'9". x 6'6" (2.68m. x 1.99m)
Having recently been re-fitted, tiles to half height, a large walk-in shower tray with a rainfall shower over and wet wall panelling, a composite sink with mixer tap over, inset in a vanity unit. UPVC double glazed window to the rear elevation, heated towel rail and cupboard housing a Worcester Bosch Combination boiler.

WC

2'11" x 5'6" (0.9m x 1.7m)
Having a WC with tiles to half height and a UPVC double glazed window to the side elevation

Single Garage

9'10" x 15'8" (3m x 4.78m)
Having power and lighting and an electric roller shutter door. Electricity and gas meters.

Rear Garden

South Westerly facing garden with a patio area and raised beds with an artificial lawn and well stocked borders.

Additional Information

Services:

Mains drainage, electricity, gas and water are connected to the property.

Tenure:

The property is Freehold. Vacant possession will be given upon completion of the sale.

Council Tax:

Stratford-on-Avon District Council - Band E

Fixtures & Fittings:

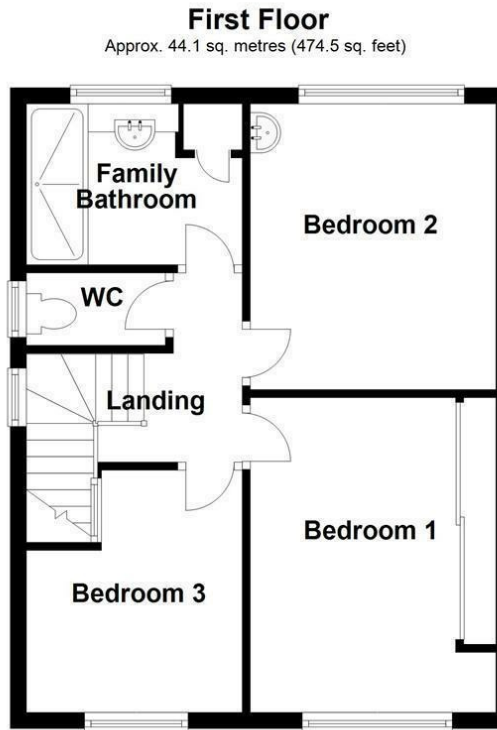
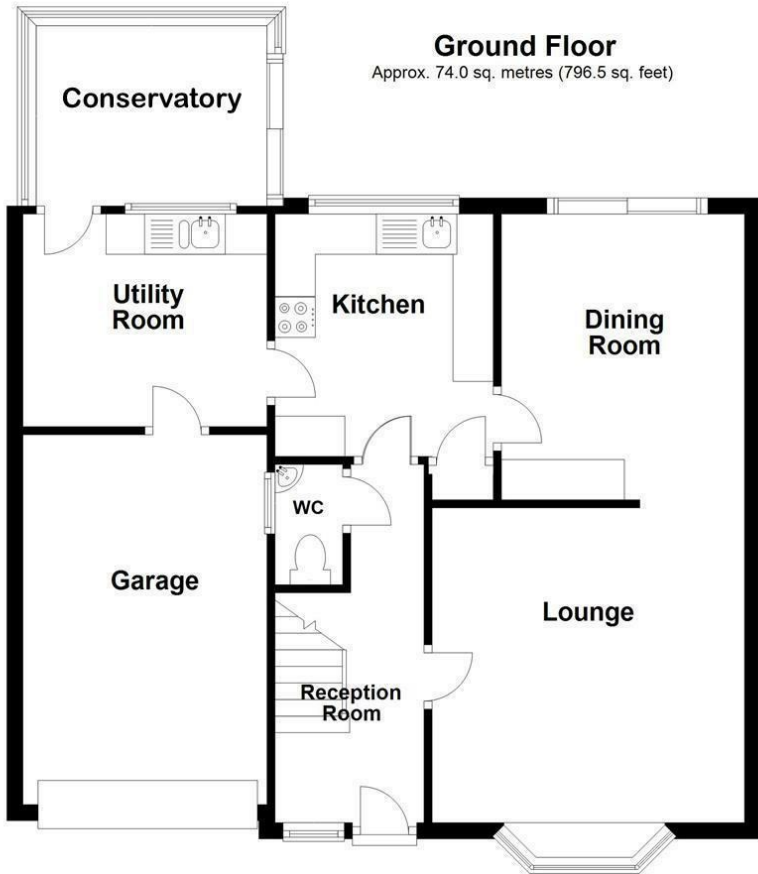
All those items mentioned in these particulars will be included in the sale, others, if any, are specifically excluded.

Viewing:

Strictly by prior appointment with Earles (01789 330 915/01564 794 343).

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Total area: approx. 118.1 sq. metres (1271.0 sq. feet)

Floor plans are intended to give a general indication of the proposed layout. Details and measurements within are not intended to form part of any contract.

Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

